

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL CONFERENCE ROOM**

**February 16, 2001
9:00 AM**

Present: Appointed Members: Caleb Faux, Terry Hankner, Jacquelyn McCray, Donald Mooney; City Council Representative: James Tarbell; Administration: Richard Mendes, Deputy City Manager; City Planning Staff: Elizabeth Blume, Director; Steven Kurtz, Administrator, Land Use Management

The meeting was called to order by Chairman Donald Mooney.

MINUTES

Ms. McCray offered a motion to approve the minutes of the December 1, 2000 meeting as written. Ms. Hankner seconded the motion and it was approved (5-0).

CONSENT AGENDA

Ms. Hankner moved approval of items 1 and 2. Ms. McCray seconded the motion, and it was approved (5-0).

Item 1 – Ordinance Authorizing the Sale of Surplus City-owned Property Adjacent to 1440 Main Street in Over-the-Rhine

Robert W. Novachich has petitioned the City to purchase a 5.19-foot wide strip of undedicated Liberty Street that is adjacent to his property at 1440 Main Street. The strip runs approximately 155 feet along the northern edge of the existing parking lot on the south side of Liberty Street that Mr. Novachich also owns. The City's Real Estate Services division has appraised the property's fair market value at \$5,400, and Mr. Novachich has deposited that amount with the City Treasurer. All restrictions that were required by various City departments in the coordinated report process have either been met or are included in the ordinance. It is in the best interest of the City to sell the property to Mr. Novachich without competitive bidding because he is the only party owning abutting property and, therefore, the only party who can make effective use of this parcel.

Item 2 – Ordinance Granting a Permanent Storm Sewer Easement Across Ridgewood Industrial Park, Lot 11, in Carthage

Kabel Realty LLC/Oak Hills Carton Company moved to Ridgewood Industrial Park from its Carthage Mills site. Warm Brothers Construction Company, on

behalf of Kabel Realty/Oak Hills Carton Company, has requested a permanent 12-foot storm water easement over the City-owned access road in Ridgewood. Granting the easement will not adversely impact the property retained by the City. Although the fair market value of the easement is \$100.00, the easement will be granted for \$1.00 because the Company has generated more private investment and jobs than required by the Enterprise Zone Agreement.

PROPOSED INTERIM DEVELOPMENT CONTROL DISTRICT ON PROPERTY LOCATED AT 1040 CONSIDINE AVENUE IN EAST PRICE HILL

Actions requested: 1. Disapprove the request to create an Interim Development Control (IDC) District because there is not sufficient documentation to warrant its establishment, pursuant to Section 1457-200(a) of the Cincinnati Zoning Code. 2. Request that the City Planning Department (CPD) staff meet with representatives of Cincinnati Metropolitan Housing Authority (CMHA), Legal Aid, Department of Neighborhood Services, East Price Hill Improvement Association and Imago to explore the best and highest use for the Grandview property.

The staff report was presented by Senior City Planner Stephen Briggs, who informed the Commission that the proposed IDC District includes the property at 1040 Considine Avenue, which is owned by the CMHA. The vacant property contains five parcels and is 6.67 acres in size. The existing zoning is R-5, Multi-Family Medium Density, which will allow for approximately 188 dwelling units.

Prior to 1999, the property contained 144 dwelling units in five buildings owned by CMHA that were subsequently demolished, after years of building and health code violations. An R-2 Single-Family Medium Density Zone would permit 48 dwelling units, and an R-3 Two-Family Zone District would permit 72 dwelling units.

Working within the restrictions that limit the ability to redevelop, CMHA has advertised a Request for Proposals soliciting proposals for architectural and engineering services for redevelopment of the Grandview property to accommodate 44 to 50 dwelling units in duplexes with attached garages. To date, no building permit has been issued, and CMHA anticipates that they are months from such an application. The intent of CMHA is to create a mixed income project.

Currently, there is not sufficient documentation to establish an IDC; therefore, staff recommends that the City Planning Commission (CPC) disapprove the request to create an IDC. Staff further recommends that the CPC request staff

to meet with stakeholder representatives to discuss the highest and best use for the Grandview (Considine Avenue) property.

-- Mr. Faux entered the meeting. --

Ms. Hankner moved approval of the staff recommendations. Seconded by Ms. McCray, motion carried (6-0).

Mr. Richard Rust (16 West Central Parkway, 45202), CMHA's staff attorney, stated the federal government has significant interest in this property. While they are a number of months from being able to redevelop this site, they will need the support of the City Planning Commission, the City Council, and residents of the community in order to obtain federal approval to use the site in a less dense manner than the original development.

VARIANCE OF THE REQUIRED FRONT YARD SETBACK OF A GROUP BUILDING PROJECT FOR SEVEN HILLS SCHOOL IN MADISONVILLE

Action requested: Grant the modification of Sec. 1469-404(b) – Front Yard Setback of the Group Building Project regulations of the Zoning Code as requested for the proposed new Upper School building of the Seven Hills School, located at 5400 Red Bank Road in Madisonville.

Senior City Planner David Efland presented the staff report, explaining that Seven Hills school proposed to construct a new Upper School Building on their Red Bank Road campus. The proposed building will replace the existing Upper School Building that is now considered inadequate to meet the current and future needs of the school. The proposed building is roughly three times the size of the existing building and is proposed to be located in approximately the same location. However, because of the increased size of the building, it will be located closer to Red Bank Road. The proposed project is located in the R-3 Two Family District, which permits elementary and high schools. The front yard setback requirement has been calculated to be 61 feet; however, the property line is only 40 feet from Red Bank Road. The applicant requests a 34% reduction of the required front yard setback to allow construction of the proposed Seven Hills Upper School. Staff recommends approval.

Mr. Richard Thomas, the school's architect, was present to answer questions. Hearing none, Ms. McCray offered a motion to approve the variance. Mr. Faux seconded the motion, and it was approved (6-0).

DESIGNATION OF COMMUNITY REINVESTMENT AREA 45 (WALNUT HILLS NORTH) AND AMENDING THE BOUNDARIES OF COMMUNITY REINVESTMENT AREA 2

Actions requested: Approve the designation of Community Reinvestment Area (CRA) 45 (Walnut Hills North) and amend the boundaries of CRA 2 (remodeling of one- and two-family homes) by excepting from its boundaries CRA 45.

The staff report, written by Senior City Planner Caroline Kellam, was presented by Department of Neighborhood Services Development Analyst Carleton Maddox. The Walnut Hills Area Council and the Walnut Hills Redevelopment Foundation Inc. have requested the establishment of CRA 45, located in the northern sector of Walnut Hills and surrounding the existing CRA 39. Construction of new structures and remodeling of existing structures within CRA 45, and in the immediately adjacent community, continue to be public purposes for which real property tax exemptions may appropriately be granted. Incentives are needed to curb the trend toward blight and deterioration, and to encourage reinvestment in CRA 45. Residential properties containing two units or fewer are eligible for a 10-year abatement of the increase in property taxes resulting from remodeling; residential properties with more than two units are eligible for a 12-year abatement. Increased taxes resulting from new construction are abated for 15 years. Establishment of this CRA will further advance the City's goals of neighborhood revitalization and increased housing opportunities by encouraging private investment in the Walnut Hills Community. Staff recommends approval.

Ms. McCray moved to approve the staff recommendation. The motion was seconded by Ms. Hankner, and unanimously approved (6-0).

DESIGNATION OF COMMUNITY REINVESTMENT AREA 47 (SEYMOUR AVENUE) IN BOND HILL AND ROSELAWN

Actions requested: Approve the designation of Community Reinvestment Area (CRA) 47 (Seymour Avenue) and amend the boundaries of CRA 2 (remodeling of one- and two-family homes) by excepting from its boundaries CRA 47.

Senior City Planner Larry Harris presented the staff report, indicating that, in 2000, the CPC and City Council approved a strategic plan for the Seymour Avenue Business District. One of the strategies identified in that plan was a CRA for the Seymour Avenue corridor. The CRA represents a critical component in encouraging rehabilitation and development of new residential and business properties along Seymour Avenue. Incentives are needed to encourage reinvestment for remodeling and repair of existing structures, as well as new construction. Because the City currently authorizes exemption from tax increases resulting from remodeling of one- and two-family homes under CRA 2, it is also necessary to amend CRA 2 by removing CRA 47 from

its boundaries. The community supports CRA 47 as a reinvestment strategy. Staff recommends approval.

Ms. Hankner moved approval of the staff recommendation and Ms. McCray seconded the motion. Motion carried (5-0-1) with Mr. Mooney abstaining from voting (law partner represents client located in area of CRA).

DESIGNATION OF COLLEGE HILL NEIGHBORHOOD BUSINESS DISTRICT AS AN URBAN RENEWAL STUDY AREA

Action requested: Approve the College Hill Neighborhood Business District along Hamilton Avenue as a study area boundary for the development of an Urban Renewal Plan.

Presented by City Planner Katherine Keough-Jurs, the staff report states the City's Department of Economic Development hired Michael Schuster Associates to prepare a Strategic Urban Design Plan for the College Hill Neighborhood Business District, including as one of the strategies the designation of an urban renewal area. In June of 2000, the CPC approved this plan. The College Hill Business Association has now requested the proposed urban renewal designation.

The proposed urban renewal area is situated in the middle of the College Hill statistical neighborhood. The proposed study area is bounded approximately by Wittlou Avenue to the north, Salvia Avenue to the east, Llanfair Avenue to the south, and Cary Avenue to the west. The Department of Economic Development is coordinating with the CPD and the Office of Architecture and Urban Design (AUD) to complete the necessary steps to amend the approved College Hill Urban Design Plan to an Urban Renewal Plan. AUD is conducting a blight study for the area, in accordance with Chapter 725 of the Cincinnati Municipal Code. Staff recommends approval.

Because business owner (Derrick Mayes) has expressed opposition to this study, staff members from all three departments have been meeting with him to try to resolve his concerns.

Community resident Greg Reynolds (5745 Hamilton Avenue, 45224) questioned the map of the study area, which appeared to include three residential properties, his property being one of those three. Ms. McMillan-Moore stated the study is not designed to include residential properties; it will include only commercial or T-zone areas.

Mr. Faux moved approval of the designation of the urban renewal study area minus the three residential sites near the corner of Llanfair and Hamilton Avenues. Seconded by Ms. Hankner, the motion carried (6-0).

DESIGNATION OF THREE SUBAREAS CONSTITUTING THE READING ROAD CORRIDOR AND CALIFORNIA/PADDOCK ROAD URBAN RENEWAL STUDY AREA

Action requested: Approve the sub areas along the Reading Road Corridor at Reading Road north of Andina Avenue, along Reading Rod between Summit and Sections Roads, and along California Avenue and Paddock Road north of Carolina Avenue as study boundary areas for the development of an urban renewal plan.

Presenting the staff report, Senior City Planner Felix Bere stated the Economic Development Department contracted with Pflum, Klausmeier and Gehrum Consultants, Inc. to facilitate the development of the Reading Road Corridor Plan. They worked in collaboration with the Bond Hill and Roselawn communities, Sycamore Township, the City of Reading and the Hamilton County Development Company. The study area extends from the City of Reading's northern boundary south to the Norwood lateral. The plan will include strategies to capitalize on opportunities and to respond to problems within the renewal area. Among the issues that will be addressed are blighted structures, vacant and obsolete buildings, zoning conflicts, incompatible land uses, traffic, parking, safety and development opportunities. The goals of the plan will be to redevelop commercial properties, attract private business investments, and increase job opportunities along the corridor.

The proposed urban renewal area is comprised of three subareas. Two of the areas are in Bond Hill: one is along Reading Road, north of Andina Avenue, and the other is along California Avenue, west of Oberlin Boulevard, and turns the corner to continue along Paddock Road. The third area is in Roselawn, along Reading Road, between Summit and Section Roads.

Sam Nellom (1125 Towanda Terrace, 45216), Acting President of Roselawn Community Council, urged the CPC to approve this study area. He has been working on this project for the past 3 years, and is anxious to see it move forward.

Ms. Hankner moved approval of the study area, and Ms. McCray seconded the motion. By a vote of 5-0-1, the motion was approved; Mr. Faux abstained from voting because his employer is the consulting group under contract on this project.

SUPPLEMENTAL REPORT ON THE SOUTH CUMMINSVILLE NEIGHBORHOOD IMPROVEMENT PLAN

Action requested: Accept the South Cumminsville Neighborhood Improvement Plan dated May 10, 2000.

Senior City Planner Felix Bere briefly reviewed the staff report, stating on December 15, 2000, the CPD staff first presented the South Cumminsville Neighborhood Improvement Plan to the Commission. The CPC requested that the community present the Plan at the next meeting. On January 19, 2001, the Planning Commission indicated its desire to approve rather than accept the Plan, and instructed staff to meet with the parties involved to try to resolve outstanding concerns which hinder approval of the Plan.

There are two competing and divergent plans for property that lies west of Roll Avenue and south of Dreman Avenue. The Plan recommends construction of new housing units on the vacant properties west of Roll Avenue, while the Economic Development (ED) Department supports the manufacturing zone on Roll Avenue. In addition, ED also supports Recreation's plans for parking lot and Tot Lot development, particularly since ED believes that such development will create a suitable buffer between manufacturing and residential zones.

A meeting of representatives from the community and staff from ED, CPD and Recreation Departments was held on January 31, 2001; however, no resolution among the parties was reached.

In consideration of the attempts by City staff to resolve the land use issues, the CPD staff suggests that the Planning Commission *accept* (rather than *adopt*) the South Cumminsville Neighborhood Improvement Plan.

-- Mr. Mendes left the meeting. --

Discussion focusing on whether to accept or adopt the Plan ensued. Mr. Faux framed a motion to approve the South Cumminsville Neighborhood Improvement Plan with the stipulation that the Planning Commission does not support re-zoning the manufacturing district to residential. Seconded by Ms. McCray, the motion carried (5-0).

ADJOURNMENT

There being no further business to consider, the meeting was adjourned.

Elizabeth A. Blume, Director
City Planning Department

Donald J. Mooney, Chairman
City Planning Commission

Date:_____

Date:_____